



# Tomorrow Together

Honoring our past ... Shaping our future

WAYNE COUNTY, OHIO

BOARD OF COUNTY COMMISSIONERS  
ANN M. OBRECHT • SCOTT S. WIGGAM • SUE A. SMAIL

**WAYNE COUNTY PLANNING COMMISSION MEETING**  
**WAYNE COUNTY ADMINISTRATION BUILDING**  
**2ND FLOOR MEETING ROOM**  
**3:00 PM WEDNESDAY: AUGUST 10, 2016**

## **AGENDA**

***“Please turn off your cell phones during this meeting. Thank You! “***

CALL TO ORDER:

ROLL CALL:

OATH: ***“Please state your name when speaking to help with today's Minutes”***

MINUTES: *July 13, 2016*

OLD BUSINESS:

NEW BUSINESS:

**MINOR SUBDIVISION REPORT:** *Listed on Attached*  
**(Splits, Annexations, Large Lots)**

**MAJOR SUBDIVISION REPORT:** *Listed on Attached*  
**(Re-Plats, Re-Numbers)**

**EXTENSIONS:** *None*

**VARIANCES:** **V-16-01, EAU 36 SE & SAL 1 NW, TR 179, 5915 KANSAS RD.,**  
**OWNER: NELSON YODER, SURVEYOR: R. W. GASBARRE & ASSOCIATES**

**COMMON ACCESS DRIVES:** *None*

**MAJOR SUBDIVISIONS:** *None*

**INTERGOVERNMENTAL REVIEW (IGR):** *None*

**OTHER BUSINESS:**  
*1. Proposed Nexus Route*  
*2. Regulation Review*

**OLD BUSINESS:** *None*

**NEW BUSINESS:**

**MINOR SUBDIVISION REPORT:** (Splits, Annexations, Large Lots)

**SPLITS:**

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
M-16-23	Gloria Armstrong	CAN 32 NE	3.654

**ANNEXATIONS:**

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
M-16-12	Mose Keim	SAL 1 NW	3.212
M-16-35	Reuben & Mattie Troyer	EAU 35 SE / SAL 2 NE	1.1

**LARGE LOTS:** *None*

<b>NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
LL-16-09	Alvin D. & Clara Nussbaum & Christian Aid Holdings, LLC	PAI 8 NW	5.01, 6.517

**MAJOR SUBDIVISION REPORT:** *None*

(Re-Plat & Re-Number):

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
MA-16-08	James & Marianne Gasser	WOO 20 NW	0.959

**VARIANCES:**

**V-16-01, EAU 36 SE & SAL 1 NW, TR 179, 5915 KANSAS RD., APPLICANT: NELSON YODER; OWNER: NELSON YODER, SURVEYOR: R. W. GASBARRE & ASSOCIATES**

The applicant is requesting a frontage variance to create a flag-shaped lot. The owner would like to reconfigure 3 existing lots. The result would be a reduction in acreage and frontage for Tax Map Parcel "N" from 6.105 acres and 182.5' of road frontage to 3.4 acres and 60' of road frontage. The reduction in frontage requires a variance from the Planning Commission. The other two remaining lots would meet minimum Subdivision Regulation standards. The purpose of the reconfiguration is to provide additional area for Yoder's Greenhouse. The expansion is constrained to the west by a watercourse. All three of the lots are developed with existing drives, septic systems, and structures; limiting reconfiguration options. This is the rationale for the variance request.

**TRC COMMENTS:**

**Health:** For the proposed 3.4 acre parcel- Applicant must submit a soils report from a certified soil scientist identifying soil(s) in the secondary replacement sewage treatment system area. Applicant must submit a plot plan noting the location of the primary and secondary (replacement) treatment areas. New property lines shall be minimum 10ft from all septic systems. Applicant must submit a review fee of \$100. For the proposed 1.6 acre parcel 5969 Kansas Rd- Applicant must submit a soils report from a certified soil scientist identifying soil(s) in the secondary replacement sewage treatment system area. Applicant must submit a plot plan noting the location of the primary and secondary (replacement) treatment areas. New property lines shall be minimum 10ft from all septic systems. Drainage easement is required for existing septic. Applicant must submit a review fee of \$100. For the proposed 5.6 acre parcel- Wayne County Health Department waives review for this parcel.

**Wayne SWCD:** *A watercourse was observed extending from the south to the west property line of the proposed 5.6 acre lot. The watercourse and the appropriate note shall be on the final survey.*

**Planning:** *One of the lots being reconfigured is a platted lot. Otherwise the reconfiguration would be exempt per Ohio Revised Code – the sale or exchange of parcels between adjoining lot owners, where that sale does not create additional building sites.*

***Because of the watercourse, because no additional lots are being created, and because all the lots are currently developed, Staff recommends approval of the variance.***

**OTHER BUSINESS:**

**1. PROPOSED NEXUS ROUTE**

**2. REQUEST FROM SURVEYORS TO REVIEW SECTION 203.04 G ALTERNATIVE ACCESS SECTION OF THE SUBDIVISION REGULATIONS**

It has been suggested that the Planning Commission should consider flag lots in certain situations. Some parameters could be identified where a flag lot could be created under existing conditions. In some instances a flag lot would make more sense and be more cost effective than a 2-lot CAD. A flag lot would eliminate “common” from a typical 2-lot CAD eliminating the need for a Storm Water Pollution Prevention Plan. It was also suggested that the 40-acre minimum acreage for an Access Easement to be reconsidered as well. A few of the local surveyors are interested in participating on a subcommittee or working with the full Commission on this topic.

The Planning Commission Chair can appoint a subcommittee or ask the full commission to do the Regulation review.